



REAL ESTATE  
SHERIFF'S SALE--COST SHEET

First Columbia vs Joseph Rishofski  
NO. 39-2000 E.D. NO. 61-2000 J.D. DATE OF SALE 6-8-2000 TIME OF SALE 9:00

DOCKET AND RETURN  
SERVICE PER DEFENDANT OR GARNISHEE  
LEVY (PER PARCEL)  
MAILING COSTS  
ADVERTISING, SALE BILLS, & COPIES  
ADVERTISING SALE (PLUS NEWSPAPER)  
MILEAGE  
POSTING HANDBILLS  
CRYING/ADJOURN SALE (EACH SALE)  
SHERIFF'S DEED  
TRANSFER TAX FORM  
DISTRIBUTION FORM  
OTHER Cap. 125  
Notary

\$ 15. -  
165. -  
15. -  
15.92  
19.50  
15. -  
19. -  
15. -  
10. -  
35. -  
25. -  
25. -  
4.50  
8. -

TOTAL.....\$ 376.92

PRESS-ENTERPRISE INC  
SOLICITOR'S SERVICES

\$ 696.98  
75. -

TOTAL.....\$ 771.98

PROTHONOTARY (NOTARY)  
RECORDER OF DEEDS

\$ 10. -  
28.50

OTHER

TOTAL.....\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19     \$ -0-  
SCHOOL DISTRICT TAXES, 19     \$ -0-  
DELINQUENT TAXES, 19    , 19     \$ 5. -

Learn Cert.

TOTAL.....\$ 5.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL     19     \$ -0-  
WATER--MUNICIPAL     19     \$    

TOTAL.....\$ -0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 120. -

MISCELLANEOUS                      \$      
                                     \$    

TOTAL.....\$    

TOTAL COSTS (OPEN BID).....\$ 1312.40

**SENDER:**

- Complete items 1 and/or additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
Melinda Lamond  
R.R. 2, Box 1816  
Harrisburg, PA 17105  
10617 Butcher St  
Berwick PA 18603

4a. Article Number  
Z 479 027 054

4b. Service Type  
☐ Registered  
☐ Express Mail  
☒ Return Receipt for Merchandise

7. Date of Delivery  
APR 22 2000

5. Received By: (Print Name)  
Melinda Lamond

6. Signature: (Addressee or Agent)  
X Melinda Lamond

PS Form 3811, December 1994

Thank you for using Return Receipt Service

**SENDER:**

- Complete items 1 and/or additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALES  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG PA 17128-1230

4a. Article Number  
Z 479 027 053

4b. Service Type  
☒ Registered  
☐ Express Mail  
☐ Return Receipt for Merchandise

7. Date of Delivery  
APR 24 2000

5. Received By: (Print Name)  
PA. DEPT. OF REVENUE

6. Signature: (Addressee or Agent)  
X

PS Form 3811, December 1994

Thank you for using Return Receipt Service

**SENDER:**

- Complete items 1 and/or additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
Office of F.A.I.R.  
Dept. of Public Welfare  
P.O. BOX 3016  
Harrisburg, PA 17105

4a. Article Number  
Z 479 027 051

4b. Service Type  
☐ Registered  
☐ Express Mail  
☒ Return Receipt for Merchandise

7. Date of Delivery  
APR 21 2000

5. Received By: (Print Name)  
S. S. S. S.

6. Signature: (Addressee or Agent)  
X

PS Form 3811, December 1994

Domestic Return Receipt

**SENDER:**

- Complete items 1 and/or additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
SMALL BUSINESS ADMINISTRATION  
7 NORTH WILKES-BARRE BLVD  
WILKES-BARRE, PA 18702-5241

4a. Article Number  
Z 479 027 052

4b. Service Type  
☐ Registered  
☐ Express Mail  
☒ Return Receipt for Merchandise

7. Date of Delivery  
4/20/00

5. Received By: (Print Name)  
X Stella Heemstra

6. Signature: (Addressee or Agent)  
X Stella Heemstra

PS Form 3811, December 1994

Domestic Return Receipt

1997 JUL 28 AM 8:00:02

COLUMBIA COUNTY GA

INVOICE # 10732

0101

#001

0101

Permit to  
Hunt  
Grading  
Construction  
Cemeteries

Permit to  
COUNTY  
TACKLING  
EMERGENCY  
STATE AND  
Comment

TOTAL CHARGE

PAYMENT

0101

0101

0101

0101

THANK YOU

BEVERLY J. MITCHELL

REGISTER & RECORDER

COUNTY # 19

07/28/00 8:00:02 AM



\$ 5.00

RECEIVED OF

July 28

2000 No.

Columbia County Sheriff

Five and no/100

DOLLARS

Lein Certificate for

Ruskafski - 39-2000

By

C. Dunn

COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE

Date 5/4/00

OWNER OR REPUTED OWNER

Rishkofski, Joseph Jr.  
Owner since 12/96

DESCRIPTION OF PROPERTY

.09 Ac. 333 Market St.

PARCEL NUMBER 04C-04-139000000 IN Berwick Boro Borough City Township

YEAR	TOTAL
1999	\$ 5.00
TOTAL	\$ 5.00

The above figures represent the amount(s) due during the month of  
June/ July 2000 payoff,       .

This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 1999       .

Excluding: Interim Tax Billings

Requested by: Harry A. Roadarmel, Jr. Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel



**FAX: (717) 784-0257**

**24 HOUR PHONE**  
**(717) 784-6300**

First Columbia vs Joseph Rishofski  
NO. 39-2000 E.D. NO. 61-2000 J.D.

DATE OF SALE: June 8-2000

BID PRICE (INCLUDES COSTS)

\$ 9,313.40

POUNDATE--2% OF BID PRICE

\$ 186.27

TRANSFER TAX 2%, FAIR MARKET PRICE

\$ - 0 -

MISC. COSTS

\$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 9,999.67

PURCHASER(S): 121 St Nat'l Bank of America

ADDRESS: 111 W. Front

NAME(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): The First Nat'l Bank of Barick  
At D. McWilliam A.V.P.

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 7499.42

LESS DEPOSIT \$

DOWN PAYMENT \$

TOTAL DUE IN  
EIGHT DAYS \$

Paid OK  
0171770

**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE  
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES  
SUITE SEVEN HUNDRED  
MELLON BANK CENTER  
WILKES-BARRE, PA 18701-1867  
(570) 825-9401

---

FIRST COLUMBIA BANK & TRUST CO.	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff,	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	IN MORTGAGE FORECLOSURE
JOSEPH RISHKOFSKI, JR.	:	39-2000
	:	
Defendant	:	No. 61-CV of 2000

**AFFIDAVIT PURSUANT TO RULE 3129. 1**

Plaintiff in the above action, sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located in the Borough of Berwick of as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

Joseph Rishkofski, Jr.  
904 Orange Street  
Berwick, PA 18603

2. Name and address of Defendant(s) in the judgment:

Joseph Rishkofski, Jr.  
904 Orange Street  
Berwick, PA 18603

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

First Columbia Bank & Trust Co.  
11 West Main Street  
Post Office Box 140  
Bloomsburg, PA 17815

4. Name and address of the last recorded holder of every mortgage of record:

First Columbia Bank & Trust Co.  
11 West Main Street  
Post Office Box 140  
Bloomsburg, PA 17815

First National Bank of Berwick  
111 West Front Street  
Berwick, PA 18603

5. Name and address of every other person who has any interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Melinda Lamond  
RR#2 Box 183G  
Wapwallopen, PA 18660


Columbia County Tax Claim Bureau  
Courthouse  
Bloomsburg, PA 17815

Berwick Borough Tax Collector  
Connie Gingher  
1615 Lincoln Avenue  
Berwick, PA 18603

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 PA. C.S. Section 4904 relating to unsworn falsification to authorities.

HOURIGAN, KLUGER & QUINN, P.C.

Date: 7/23/08

BY:   
James T. Shoemaker, Esquire



**DESCRIPTION**

**Exhibit "A"**

ALL that certain piece or parcel of land, situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL one-half (½) of a three story brick dwelling house and garage at 333 Market Street, Berwick, Pennsylvania, described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street, South of Cemetery Street, said point being on the Southerly side of Lot, now or late of J.W. Mather;

THENCE along Market Street in a Southerly direction Twenty-one (21) feet to line of Lot, now or late of J.J. Hutchinson;

THENCE along line of said Lot in a Westerly direction One Hundred and eighty-nine (189) feet to the Easterly side of Bowman Street;

THENCE along Bowman Street in a Northerly direction Twenty-one (21) feet to line of Lot, now or late of J.W. Mather aforesaid;

THENCE along the same in an Easterly direction parallel with the second course herein One Hundred and Eighty-nine (189) feet to Market Street, the place of BEGINNING.

CONTAINING 3,969 square feet of land.

LESS AND EXCEPTING that portion of the property conveyed by deed from Joseph Rishkofski, Jr. to The First National Bank of Berwick dated 12/15/99 and recorded 01/06/00 in Deed Book 2000, page 172, described as follows:

ALL that certain piece, parcel or tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the westerly right-of-way line of Market Street, at the southeast corner of Parcel No. 1;

THENCE along the right-of-way line of Market Street South 26 degrees 38 minutes 00 seconds East 21.00 feet to a drill hole in the sidewalk;

THENCE along lands now or late of Bernadette Venditti South 63 degrees 22 minutes 00 seconds West 96.00 feet to an iron pin set for a corner;

THENCE along parcel No. 4, North 26 degrees 38 minutes 00 seconds West 21.00 feet to an iron pin set for a corner;

THENCE along Parcel No. 1 and in a three story brick dwelling, North 63 degrees 22 minutes 00 seconds East 96.00 feet to a point the place of BEGINNING.

CONTAINING 2016.0 square feet of land, as surveyed by Peters Consultants, Incorporated in March of 1989.

BEING a part of the same property conveyed to Joseph Rishkofski, Jr. by deed of the First National Bank of Berwick dated 12/30/86 and recorded 12/31/96 to Columbia County Deed Book 381, Page 236.

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

First Columbia vs Joseph Kichorski  
NO. 39-2000 E.D. NO. 61-2000 J.D. DATE OF SALE 6-8-2000 TIME OF SALE 9:00

DOCKET AND RETURN	\$ 15.-
SERVICE PER DEFENDANT OR GARNISHEE	16.-
LEVY (PER PARCEL)	15.-
MAILING COSTS	15.92
ADVERTISING, SALE BILLS, & COPIES	19.50
ADVERTISING SALE (PLUS NEWSPAPER)	15.-
MILEAGE	19.-
POSTING HANDBILLS	15.-
CRYING/ADJOURN SALE (EACH SALE)	10.-
SHERIFF'S DEED	35.-
TRANSFER TAX FORM	25.-
DISTRIBUTION FORM	25.-
OTHER <u>Copies</u>	4.50
<u>Notary</u>	8.-
TOTAL.....	\$ 376.92

PRESS-ENTERPRISE INC	\$ 676.98
SOLICITOR'S SERVICES	75.-
TOTAL.....	771.98

PROTHONOTARY (NOTARY)	\$ 10.-
RECORDER OF DEEDS	28.50
OTHER	
TOTAL.....	38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$ -0.-
SCHOOL DISTRICT TAXES, 19	\$ -0.-
DELINQUENT TAXES, 19, 19	\$ 5.-
<u>Learn Court</u>	
TOTAL.....	5.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19	\$ -0.-
WATER--MUNICIPAL	19	\$ -0.-
TOTAL.....		-0.-

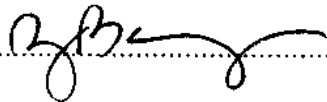
SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....	120.-
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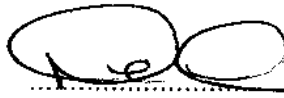
MISCELLANEOUS	\$
	\$
TOTAL.....	
TOTAL COSTS (OPEN BID).....	1372.40

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the May 18, 25, June 1, 2000 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

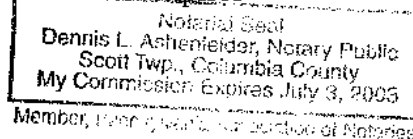
  
.....

Sworn and subscribed to before me this 15<sup>th</sup> day of June 2000.

  
.....

(Notary Public)

My commission expires



And now, ....., 20 ....., I hereby certify that the advertising and publication charges amounting to \$..... for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

Date: July 27, 2000

Columbia County Court of Common Pleas

NO. 0006323

Time: 03:32 PM

Receipt

Page 1 of 1

Received of: Columbia County Sheriff Dept \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
<b>Total:</b>	<b>10.00</b>

Check: 12938

Payment Method: Check

Amount Tendered: \$10.00

Tami Kline, Prothonotary

By: \_\_\_\_\_  
Deputy Clerk

Clerk: BSILVETT

# SHERIFF'S SALE

THURSDAY JUNE 8, 2000 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 39--2000 AND CIVIL WRIT NO. 61 OF 2000 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land, situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

ALL one-half (½) of a three story brick dwelling house and garage at 333 Market Street, Berwick, Pennsylvania, described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street, South of Cemetery Street, said point being on the Southerly side of Lot, now or late of J.W. Mather;

THENCE along Market Street in a Southerly direction Twenty-one (21) feet to line of Lot, now or late of J.J. Hutchinson;

THENCE along line of said Lot in a Westerly direction One Hundred and eighty-nine (189) feet to the Easterly side of Bowman Street;

THENCE along Bowman Street in a Northerly direction Twenty-one (21) feet to line of Lot, now or late of J.W. Mather aforesaid;

THENCE along the same in an Easterly direction parallel with the second course herein One Hundred and Eighty-nine (189) feet to Market Street, the place of BEGINNING.

CONTAINING 3,969 square feet of land.

LESS AND EXCEPTING that portion of the property conveyed by deed from Joseph Rishkofski, Jr. to The First National Bank of Berwick dated 12/15/99 and recorded 01/06/00 in Deed Book 2000, page 172, described as follows:

ALL that certain piece, parcel or tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the westerly right-of-way line of Market Street, at the southeast corner of Parcel No. 1;

THENCE along the right-of-way line of Market Street South 26 degrees 38 minutes 00 seconds East 21.00 feet to a drill hole in the sidewalk;

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CONTAINING 2016.0 square feet of land, as surveyed by Peters Consultants, Incorporated in March of 1989.

BEING a part of the same property conveyed to Joseph Rishkofski, Jr. by deed of the First National Bank of Berwick dated 12/30/86 and recorded 12/31/96 to Columbia County Deed Book 381, Page 236.

PROPERTY OF JOSEPH RISHKOFSKI, JR.

### TERMS OF SALE

**Minimum Payment at Time of Sale:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**Remaining Balance of Bid Price:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Attorney for Plaintiff:  
Hourigan, Kluger & Quinn  
Atty. James T. Shoemaker, ESQ.  
Mellon Bank Center  
Wilkes-Barre, Pa. 18701-1867

COLUMBIA COUNTY SHERIFF  
Harry A. Roadarmel Jr.

Ext. 1195

June 5, 2000

Sent via fax 389-5625

Columbia County Sheriff's Office  
Courthouse

**RE: First Columbia Bank & Trust Co. v. Joseph Rishkofski, Jr.  
No: 61 CV 2000 (Columbia County)(Mortgage Foreclosure)  
Our File No. V04740-008**

Dear Sheriff:

I would appreciate it if someone could fax the fees and costs on the above matter which is scheduled for sale on June 8, 2000 over to James T. Shoemaker of this office as soon as they are available. In addition, please advise as to the procedure for payment at the sheriff sale (how much is required the day of the sale and how many days, if any, allowed to pay the balance.)

Thank you for your assistance in these matters.

Sincerely,

Patricia A. Haney, Paralegal

/pah



**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE  
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES  
SUITE SEVEN HUNDRED  
MELLON BANK CENTER  
WILKES-BARRE, PA 18701-1867  
(570) 825-9401

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FIRST COLUMBIA BANK & TRUST CO.	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff,	:	
	:	CIVIL ACTION - LAW
VS.	:	
	:	IN MORTGAGE FORECLOSURE
JOSEPH RISHKOFSKI, JR.	:	39-2000
	:	
Defendant	:	No. 61-CV of 2000

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Joseph Rishkofski, Jr.  
904 Orange Street  
Berwick, PA 18603

Your property located in the Borough of Berwick, County of Columbia, Pennsylvania is scheduled to be sold at Sheriff's Sale on JUNE 8, 2000, at 9:00 A.m. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$7,293.18 (plus attorney's fees and costs, less any applicable interest rebate) obtained by First Columbia Bank & Trust Co.

## NOTICE OF OWNER'S RIGHTS

### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. The sale will be cancelled if you pay to Mellon Bank, N.A. the amount of \$7,293.18 (plus attorney's fees and costs; less applicable interest rebate). You may call:

HOURIGAN, KLUGER & QUINN, P.C.

700 MELLON BANK CENTER

8 WEST MARKET STREET

WILKES-BARRE, PA 18701-1867

TELEPHONE NO. (570) 825-9401

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney.)

### YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (570) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff (30) days from date of sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within (30) days after date of sale.
7. You may also have other right and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES LISTED BELOW TO FIND OUT WHERE YOU CAN GET HELP:

LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, INC.  
410 BICENTENNIAL BUILDING  
15 PUBLIC SQUARE  
WILKES-BARRE, PA 18701  
(570) 825-8567

or

145 EAST BROAD STREET  
ROOM 108  
HAZLETON, PA 18201  
(570) 455-9512

or

COLUMBIA COUNTY COURT ADMINISTRATOR  
P.O. BOX 380  
BLOOMSBURG, PA 17815  
(570) 389-5667

HOURIGAN, KLUGER & QUINN, P.C.

By: 

James T. Shoemaker, Esquire  
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 200

RED BANK, PA 17815

PHONE  
(717) 289-5622

24 HOUR PHONE  
(717) 284-6100

DATE: April 18, 2000

RE: Sheriff's Sale Advertising Dates:

First Columbia Bank & Trust vs. Joseph Rishkofski, Jr.

No. 39 of 2000 J.D. No. 61 of 2000 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week May 18, 2000 DATE OF SALE JUNE 8, 2000 at 0900

2nd week May 25, 2000

3rd week June 1, 2000

Feel free to contact me if you have any questions.

Respectfully

*Harry A. Roadarmel, Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff

ALL that certain piece or parcel of land, situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described follows, to-wit:

ALL one-half ( $\frac{1}{2}$ ) of a three story brick dwelling house and garage at 333 Market Street, Berwick, Pennsylvania, described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street, South of Cemetery Street, said point being on the Southerly side of Lot, now or late of J.W. Mather;

THENCE along Market Street in a Southerly direction Twenty-one (21) feet to line of Lot, now or late of J.J. Hutchinson;

THENCE along line of said Lot in a Westerly direction One Hundred and eighty-nine (189) feet to the Easterly side of Bowman Street;

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CONTAINING 3,969 square feet of land.

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BEING a part of the same property conveyed to Joseph Rishkofski, Jr. by deed of the First National Bank of Berwick dated 12/30/86 and recorded 12/31/96 to Columbia County Deed Book 381, Page 236.

39-20



COURT HOUSE - P. O. BOX 300

SHERIFF'S DEPARTMENT/REAR/SAVE OUTLINE

LA HOUE FISHAL  
(717) 284-6300

March 22  
10

06/30/38 12:00

DATE June 8, 2000  
POST MAY 8

0900

Det ✓  
 Ins. Chief ✓  
 Lt. ✓  
 Assoc. Chief ✓  
 Comm. ✓  
 FNB - Warwick ✓  
 Leland ✓  
 Comm. ✓  
 SGA ✓  
 York ✓

\* NOTICE OF SALE DIRECTED TO THEM

התאחדות המורים והתנועה הלאומית

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 to 3183 Rule 3257**

FIRST COLUMBIA BANK &  
TRUST CO.,

Plaintiff

vs.

JOSEPH RISHKOFSKI, JR.

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

No. 61-CV Term 2000 J.D.

No. 39 ED 2000 Term 19 E.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon  
and sell the following described property (specifically described property below):

See attached Exhibit "A"

Amount Due:

Principal and Interest	\$7,293.18	
Total.....	\$7,293.18	plus attorney's fees and costs, less applicable interest rebate.

Dated 3/27/2000

(SEAL)

Francis B. Kline  
Prothonotary, Court of Common Pleas of  
Columbia County, Pennsylvania  
Proth. & Clk. Of Sev. Courts  
My Com. Ex. 1st Mon. Jan 2004

By: Gilbert A. Brennan

Deputy

No. 61-CV Term, 2000 J.D.  
No. Term, 19 E.D.

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY  
PENNSYLVANIA**

FIRST COLUMBIA BANK & TRUST CO.

vs.

JOSEPH RISHKOFSKI, JR.

---

**WRIT OF EXECUTION**

---

(Mortgage Foreclosure)

Claim \$ \_\_\_\_\_  
Interest from \_\_\_\_\_ Costs \_\_\_\_\_  
Execution Atty. Pd. \_\_\_\_\_  
Judgment Fee \_\_\_\_\_  
Sheriff \_\_\_\_\_  
Atty's. Fee \_\_\_\_\_  
Atty's. Comm. \_\_\_\_\_  
Satisfaction \_\_\_\_\_

---

Hourigan, Kluger & Quinn, PC  
James T. Shoemaker, Esq. Attorney for Plaintiff(s)  
Address: 700 Mellon Bank Center, Wilkes-Barre, PA 18701  
Where papers may be served



**DESCRIPTION**  
**Exhibit "A"**

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**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 to 3183 Rule 3257**

FIRST COLUMBIA BANK &  
TRUST CO.,

Plaintiff

vs.

JOSEPH RISHKOFSKI, JR.

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

No. 61-CV Term 2000 J.D.

No. 39 E.D. 2000 Term 19 E.D.

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(MORTGAGE FORECLOSURE)

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County of Columbia:

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(SEAL)

Frank B. Kline  
Prothonotary, Court of Common Pleas of  
Columbia County, Pennsylvania

Proth. & Clk. Of Sev. Courts  
My Com. Ex. 1st Mon. Jan 2004

By: Elizabeth A. Suran  
Deputy

No. 61-CV Term, 2000 J.D.  
No. Term, 19 E.D.

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY  
PENNSYLVANIA**

**FIRST COLUMBIA BANK & TRUST CO.**

vs.

**JOSEPH RISHKOFSKI, JR.**

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**WRIT OF EXECUTION**

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(Mortgage Foreclosure)

Claim \$	
Interest from	Costs
Execution Atty. Pd.	
Judgment Fee	
Sheriff	
Atty's Fee	
Atty's Comm.	
Satisfaction	

---

Hourigan, Kluger & Quinn, PC  
James T. Shoemaker, Esq. Attorney for Plaintiff(s)  
Address: 700 Mellon Bank Center, Wilkes-Barre, PA 18701  
Where papers may be served

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**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE  
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

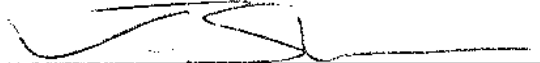
LAW OFFICES  
SUITE SEVEN HUNDRED  
MELLON BANK CENTER  
WILKES-BARRE, PA 18701-1867  
(570) 825-9401

---

FIRST COLUMBIA BANK & TRUST CO.	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff,	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	IN MORTGAGE FORECLOSURE
JOSEPH RISHKOFSKI, JR.	:	39-2000
	:	
Defendant	:	No. 61-CV of 2000

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
James T. Shoemaker, Esquire  
Attorney for Plaintiff

**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE  
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES  
SUITE SEVEN HUNDRED  
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FIRST COLUMBIA BANK & TRUST CO.	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff,	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	IN MORTGAGE FORECLOSURE
JOSEPH RISHKOFSKI, JR.	:	39-2000
	:	
Defendant	:	No. 61-CV of 2000

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Joseph Rishkofski, Jr.  
904 Orange Street  
Berwick, PA 18603

Your property located in the Borough of Berwick, County of Columbia, Pennsylvania is scheduled to be sold at Sheriff's Sale on JUNE 8, 2000, at 9:00 A.M. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$7,293.18 (plus attorney's fees and costs, less any applicable interest rebate) obtained by First Columbia Bank & Trust Co.



## NOTICE OF OWNER'S RIGHTS

### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. The sale will be cancelled if you pay to Mellon Bank, N.A. the amount of \$7,293.18 (plus attorney's fees and costs; less applicable interest rebate). You may call:

HOURIGAN, KLUGER & QUINN, P.C.  
700 MELLON BANK CENTER  
8 WEST MARKET STREET  
WILKES-BARRE, PA 18701-1867  
TELEPHONE NO. (570) 825-9401

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney.)

### YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (570) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff (30) days from date of sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within (30) days after date of sale.
7. You may also have other right and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES LISTED BELOW TO FIND OUT WHERE YOU CAN GET HELP:

LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, INC.  
410 BICENTENNIAL BUILDING  
15 PUBLIC SQUARE  
WILKES-BARRE, PA 18701  
(570) 825-8567


or

145 EAST BROAD STREET  
ROOM 108  
HAZLETON, PA 18201  
(570) 455-9512

or

COLUMBIA COUNTY COURT ADMINISTRATOR  
P.O. BOX 380  
BLOOMSBURG, PA 17815  
(570) 389-5667

HOURIGAN, KLUGER & QUINN, P.C.

By:   
James T. Shoemaker, Esquire  
Attorney for Plaintiff

BY VIRTUE OF A WRIT OF EXECUTION NO. \_\_\_\_\_ OF \_\_\_\_\_ ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON \_\_\_\_\_, 2000, AT \_\_\_\_\_ M. IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO

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THE PLATE NUMBER OF THE ABOVE DESCRIBED PROPERTY IS: 04.B-4-139

IMPROVED with a single family dwelling located at 332 Bowman Street, Berwick Borough, Columbia County, Pennsylvania, Tax parcel 04.B-4-139. Judgment filed to 2000 CV-61.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF THE FIRST COLUMBIA BANK & TRUST CO., AGAINST JOSEPH RISHKOFSKI, JR. AND WILL BE SOLD BY :

SHERIFF OF COLUMBIA COUNTY

HOURIGAN, KLUGER & QUINN, P.C.  
Attorney for Plaintiff



LOAN DIVISION TREASURER'S CHECK

20134

60-593  
313

DATE 03-20-00

PAY TO THE ORDER OF - - - Columbia County Sheriff - - - - - \$ 1,200.00

F.C.B. \$1,200dols 00cts  
&T.CO.

~~VOID OVER \$1,200.00~~

Joseph Rishkofski  
Mortgage Foreclosure #V0474-008

*Patricia M. Gentry*  
AUTHORIZED SIGNATURE

⑈020134⑈ ⑆031305936⑆ 027⑈265⑈0⑈

**FIRST NATIONAL BANK**

BERWICK, PA. 18603

A First Keystone Community Bank

For  
Account of

Rish Kofski Sheriff Sales Bureau St.

60-712  
313

0171770

DATE June 8, 2000

PAY Nine-thousand four-hundred ninety-nine & 67/100

\$9,499.67

TO THE  
ORDER OF

Sheriff of Columbia County

CASHIER'S CHECK

[Signature]

Authorized Signature

⑈0171770⑈ ⑆031307125⑆ 01 20631 3⑈01